

## Additional Info - 7930 Sydney Bay Court

### What we love about our home and the area:

- Open concept living and kitchen area. Able to converse easily and spend time with family and friends while hosting and cooking.
- Great view from master bedroom (and upstairs media room). Waking up and lounging in bed with the curtains open to take in the view is relaxing and comforting. Lounging upstairs in the evening provides an amazing sunset view of the lake.
- Plenty of storage and room to grow into.
- Prewired media room for great theater or gaming experience, man cave, or kids/family room.
- Easy access to lake for relaxing run, walk, bike ride, or dog walking with family (.75 mile loop trail immediately accessible from backyard).
- Multiple nearby hiking/biking trails throughout all connecting neighborhoods (Grand Mission and Lakemont) with access to playgrounds and fitness equipment along the way.
- Safe and quiet neighborhood with plenty of growing families. Cul-de-sac provides safety for family activities and front play for kids.
- Quick walk to multiple nearby playgrounds. One neighborhood pool (resort style) within close walking distance (10 minutes). Larger pool with slide, and kids' water park area located at clubhouse about 3 minute drive away. Clubhouse includes social area for scheduled and neighborhood events and fitness center.
- Several established and newer growing shopping centers within minutes drive (Bella Terra, LaCenterra at Cinco Ranch, Newer Aliana shopping). Minutes from brand new HEB, SAMs, Walmart, 24 Hour Fitness, New LA Fitness, and many restaurants.
- Close to many great daycares/early learning centers/Montessori and schools.
- Close to many family activity areas:
  - 3 state of the art movie theaters within 5-10 minutes
  - Brazos Bend State Park about 40 minute drive
- Easy highway access, but not too close to hear or see.
  - Minutes from both 99 and Westpark Tollway.
  - About 15 minutes to Beltway via Westpark Tollway and I-10 via 99 or Mason/Fry.
  - Approximately 20-30 minutes from Energy Corridor, 30 minutes from Galleria, 45 minutes Downtown during morning traffic.
  - About 45 minutes to an hour from IAH in the morning.

### Average Utilities:

- OnDuty monitored security included with Grand Mission HOA
  - We use ADT which is about \$65 per month.
- **Electricity:** provided by Centerpoint through Champion Energy
  - Total average from SEP 2018 – FEB 2020 approximately **\$150**
  - Approx **\$75** in Winter // **\$160** in Summer with high A/C usage. (2x A/C units)  
Also dependent on service provider and plan.
- **Gas:** provided by Centerpoint



- Average approximately **\$38** per month.
- Uses include gas stovetop, gas fireplace, 2x hot water heaters, central heat/furnace.  
(Available gas hookup for dryer)
- **MUD (Water, Sewage, Trash):** Grand Mission MUD 2
  - Average approximately **\$70** per month
  - Summer sprinkler usage will increase
- **Grand Mission HOA (Mandatory)**
  - **\$827 per year**

#### **Trash pickup Mondays and Thursdays (no holidays)**

- Recycling (gray can) picked up Mondays with trash
- Large items taken both days (Usually one large item)

#### **Mailbox #11 in furthest left mail station (2x keys)**

#### **Home Upgrades from Builder (Lennar)**

- Pre-wired media room (for speakers)
- Fans with lights in Living, Office, Master, Media, and 2x upstairs bedrooms
  - One fan replaced by chandelier in kid's room
- Granite countertops in kitchen and master bathroom
- Hardwood floors in office and dining room
- Brass (aged bronze) fixture finishing
- Crown molding for entire downstairs
- Stainless steel appliances (Refrigerator, Dishwasher, Stove and Oven, Microwave) All GE
  - Washer and Dryer included (GE)
- Security System

#### **Updates from Homeowners:**

- Paint in office, master, dining, media, one bedroom upstairs (don't include if unnecessary)
- Updated front coach lights
- Fan on back patio with remote control
- TV wall mounts in Living, Media, and master bedroom
- Large curtain rods in master bedroom and living room
- New black plugs and panels in media room
- Ring Doorbell camera
- Front door surveillance camera



- Upgraded front door hardware
  - Smart/Bluetooth lock that links with security system
  - Code or key

(Will also include paints & colors used in home. Poles for changing lights and cleaning/painting high areas)

**Grand Mission Estates Amenities:**

- Clubhouse with rentable rooms and fitness center
- 2x neighborhood pool areas
  - One within walking distance with playground and resort style pool
  - One at clubhouse with Junior Olympic pool, children's pool and water park area, and large water slide, locker rooms and showers.
- Several Lakes within walking distance
  - Fishing ok (bass, carp, tilapia, sunfish, bluegill)
  - No swimming or boating
- Multiple walking/biking/hiking trails
- Basketball courts
- Soccer fields
- Included OnDuty monitored security service